157.0	0005	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	830,700 / 830,700
					USE VALUE:	830,700 / 830,700
					ASSESSED:	830,700 / 830,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
148		WAVERLY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BATTAGLIA RICHARD & DEBORAH
Owner 2:	
Owner 3:	
Street 1:	148 WAVERLEY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BATTAGLIA RICHARD -
Owner 2:	BATTAGLIA DEBORAH -
Street 1:	148 WAVERLEY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .161 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1948, having primarily Clapboard Exterior and 1560 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7000.000	389,700		441,000	830,700
Total Card	0.161	389,700		441,000	830,700
Total Parcel	0.161	389,700		441,000	830,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 532.50 /Parcel: 532.50

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

104853

GIS Ref

GIS Ref

Insp Date

06/30/18

!12327!

PREVIOUS ASSESSMENT

Parcel ID 157.0-0005-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	389,700	0	7,000.	441,000	830,700		Year end	12/23/2021
2021	101	FV	378,200	0	7,000.	441,000	819,200		Year End Roll	12/10/2020
2020	101	FV	378,200	0	7,000.	441,000	819,200	819,200	Year End Roll	12/18/2019
2019	101	FV	287,400	0	7,000.	441,000	728,400	728,400	Year End Roll	1/3/2019
2018	101	FV	316,100	0	7,000.	371,700	687,800	687,800	Year End Roll	12/20/2017
2017	101	FV	316,100	0	7,000.	340,200	656,300	656,300	Year End Roll	1/3/2017
2016	101	FV	316,100	0	7,000.	289,800	605,900	605,900	Year End	1/4/2016
2015	101	FV	303,500	0	7,000.	252,000	555,500	555,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:23:00

LAST REV

Date	Time
08/07/18	14:31:14
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12327

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BATTAGLIA RICHA	1391-32		10/12/2010	Convenience	100	No	No		
NEILL BJORSON N	1353-86		5/8/2008		590,000	No	No		
LOUDER THOMAS J	1319-15		4/28/2006		471,000	No	No		
LOUDER DOROTHY	1185-94		3/30/1998	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	104853
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/9/2013	510	Re-Roof	6,830	C				
3/14/2013	338	Re-Roof	6,830	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2018	MEAS&NOTICE	HS	Hanne S
6/12/2013	Info Fm Prmt	EMK	Ellen K
5/29/2013	Info Fm Prmt	EMK	Ellen K
10/17/2008	Meas/Inspect	163	PATRIOT
9/25/2006	MLS	HC	Helen Chinal
1/7/2000	Inspected	263	PATRIOT
11/30/1999	Measured	268	PATRIOT
7/14/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	70.	0.90	7									441,000						441,000	

Total AC/HA:	0.16070	Total SF/SM:	7000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	441,000	Spl Credit		Total:	441,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.32307684
Const Adj.:	0.99989998
Adj $ / SQ:	171.983
Other Features:	93500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	408452
Depreciation:	18789
Depreciated Total:	389664

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

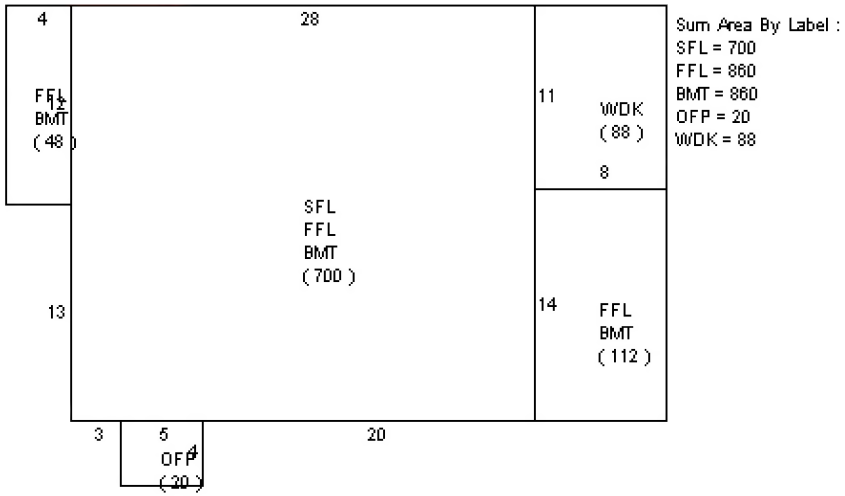
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	171.98
Special Features:	0	Val/Su Net:	154.15
Final Total:	389700	Val/Su SzAd	249.81

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	860	51.590	44,372
FFL	First Floor	860	171.980	147,905
SFL	Second Floor	700	171.980	120,388
WDK	Deck	88	16.000	1,408
OFP	Open Porch	20	44.000	880

Net Sketched Area:	2,528	Total:	314,953
Size Ad	1560	Gross Area	2528	FinArea	1560
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

157.0-0005-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc